

COMMUNITY DEVELOPMENT

JULY 2017

DEVELOPMENT PROJECTS

Broadway + Acoma Lofts | 3401 South Broadway

Project: 110 residential units; 11,000 square feet retail/commercial space; covered and surface parking

- Framing continues.



Quincy Lane | 1210 West Quincy Circle

Project: Seven single-family homes

- Project completed. An open house was held on May 16, 2017.
- Three houses are under contract.

600 West Bates Avenue

Project: Artist Studio

- Building permit has been issued.

1100 East Girard Avenue

Project: 31 for-sale condominiums

- Framing continues.
- **Project changed from apartment rentals to a for-sale product.**



1050/1090 West Hampden Avenue

Projects: 1050 West Hampden Avenue – 52,000 square foot climbing and fitness facility

1090 West Hampden Avenue – 650 units of indoor self-storage

- **The developer held a neighborhood meeting on June 22, 2017 to present a proposed planned unit development (PUD) for an apartment building on the middle parcel.**
- **An interior demolition permit has been issued for 1050 West Hampden Avenue and a building permit has been issued for 1090 West Hampden.**

70 West Layton Avenue

Project: Seven for-lease townhomes

- Framing and drywall is complete.



William's Jewelers | 5095 South Broadway

Project: New retail building for jewelry store

- Framing continues.



3325 South Santa Fe Drive

Project: Indoor self-storage facility

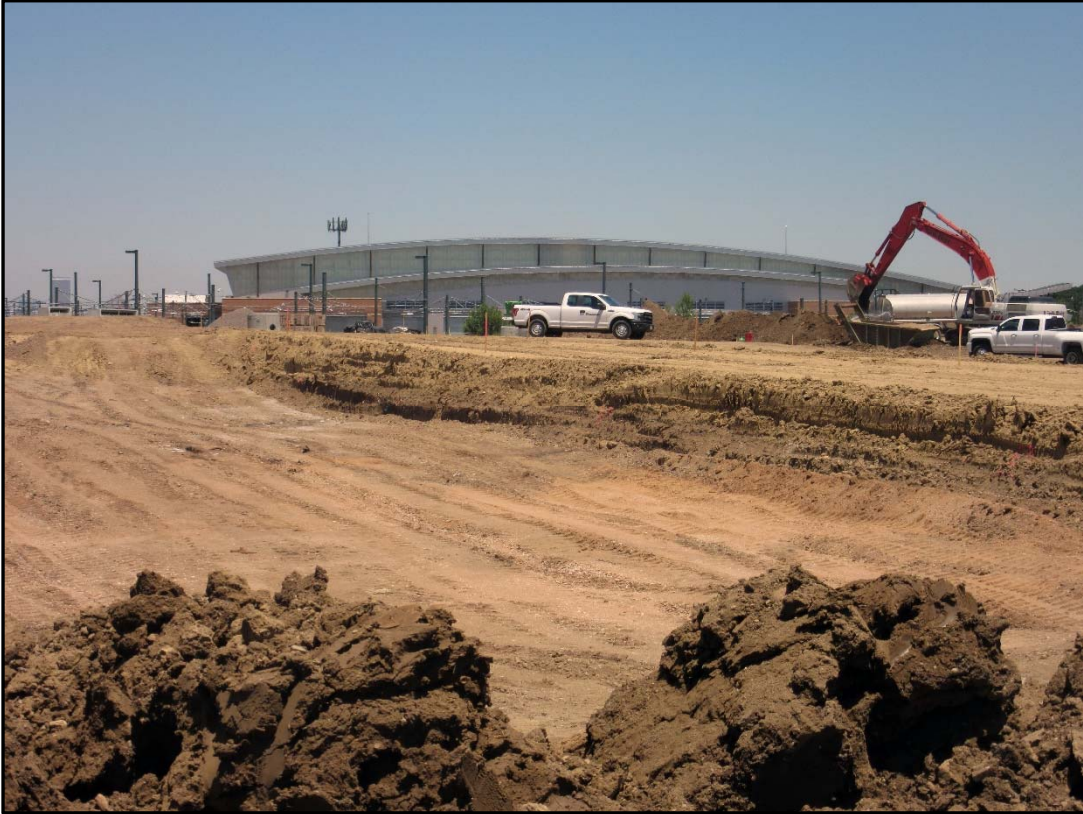
- Demolition of the former London Motel is anticipated early July.



Iron Works Village | 601 West Bates Avenue

Project: 60 townhomes, condominiums, and single-family, for-sale unit

- An Intergovernmental Agreement between the City and Iron Works Village Metropolitan District passed on first reading on June 5, 2017 and second reading on June 19, 2017.
- Building permits are under review for the townhomes and duplexes.



Hilltop Flats | 3800 South Broadway

Project: First floor retail; 2 story residential; comprising 9 apartment units

- The developer is seeking a restaurant for the 2,800 s.f. retail/restaurant space.



3555 South Clarkson Street

Project: 6-story assisted living and memory care facility

- **A building permit is currently under review.**



3576 South Logan Street

Project: Two buildings comprising a gross leasable area of 5,700 square feet. Medical and retail tenants being sought.

- **A demolition permit was issued on June 16, 2017.**
- **A building permit was issued on June 30, 2017.**



BOARDS AND COMMISSIONS

Alliance for Commerce in Englewood

- ACE was unable to obtain a quorum for the July 5 meeting. The next ACE meeting will take place on Wednesday, August 2.

Board of Adjustment of Appeals

- On July 12, the Board will consider a variance to increase the maximum height of a detached garage from 16 feet to 20 feet. Property Address: 3700 South Lincoln Street

Keep Englewood Beautiful

- The Keep it Clean Event was held on June 24, 2017 at Bellevue Park, with approximately 35 volunteers collecting 40 bags of trash and 2 shopping carts.



Planning & Zoning Commission

- Accessory Dwelling Units: A Community Open House was held on Tuesday, June 13, 2017 with approximately 50 attendees. The open house survey results will be reviewed at the July 18 Planning Commission study session.

CODE AMENDMENTS

- 2015 International Building Codes and Amendments passed on second reading at the July 3, 2017 City Council meeting. The codes and amendments become effective on August 5, 2017.

SPECIAL PROJECTS

- Healthy Corridors: Englewood (and the South Broadway Corridor) was selected by the Urban Land Institute (ULI) for assessment as part of their national Healthy Corridors Initiative.

BUSINESS NEWS

Business Workshops and Training

Englewood partners with the Aurora-South Metro Small Business Development Center to provide training and one-on-one consulting. **To register for training or consulting, please call 303.326.8686**

- **Year-to-date participation in workshops, training and one-on-one consulting:**

- **Business Plan Basics**
 - February 16, 2017 24
 - May 18, 2017 26
- **Englewood Business Resource Kickoff**
 - February 23, 2017 40
- **Leading Edge Business Plan in a Day**
 - April 7, 2017 4
- **One-on-One Consulting**
 - March 9, 2017 1
 - April 20, 2017 7
 - May 18, 2017 3
- **SBA Emerging Leaders**
 - 28 total, 2 Englewood business owners**
- **SBA Surety Bond Guarantee Program**
 - May 18, 2017 30

Business Events

- 2017 Job Fair, May 18, 2017: 78 job seekers participated in the event and 29 employers were represented.

New Businesses

Best Wax & Lash	4455 South Broadway	Personal services
DartMania	301 Englewood Parkway	Entertainment
HHS Environmental Services	501 East Hampden	Hospital services
Knuckleheads	4398 South Broadway	Motorcycle repair
Lewis Art Consulting	2620 South Zuni	Art consulting agency
Scented Studio	3437 South Broadway	Fragrance and essential oils
Auto RV America	4955 South Broadway	RV rental
Team Jones Barbers	3966 South Broadway	Barber and personal services
Value Tires	4700 South Broadway	New and used tires

Economic Development Grants

- **Small Business Training Scholarship**

Acute Designer: \$50 scholarship to attend the “Simple Steps” training course offered by the Service Core of Retired Executives (SCORE).

Holistic Pathways: \$45 scholarship provided to attend training on business plan development through the Aurora South Metro Small Business Development Corporation.

- **Business Initiation Grant**

Creator Mundi: \$2,500 startup assistance provided to support social media marketing and an enhanced customer resource management system.

Student Society: \$2,500 startup assistance provided to construct student study cubicles assist with marketing.

- **Business Acceleration Grant**

Dolan Geiman, artist: \$5,000 to fund capital improvements associated with the development of a new studio.

Other Business

- **4626 South Broadway: [International Rarities Vault](#), offers rare coins and provides professional numismatic services to dealers, investors, and collectors**
- **3394 South Broadway: The Tabletop Tap, bar with board games and arcade [BusinessDen](#)**
- 2749 South Broadway: Under contract for a hair salon and barbershop.
- 3483 South Broadway: Sold to a buyer that intends to open a restaurant. Additional retail and office lease space is still available.
- [Black Cabin Rocky Mountain Printing Press](#) is relocating from Georgetown, Colorado to 16 East Girard Avenue. This relocation provides new opportunities for Black Cabin, and the owner is anticipating a significant revenue increase as a result of its new Englewood location.
- [Opera Colorado](#) is relocating its administrative offices to 4121 South Navajo, the Oxford Station TOD site. Opera Colorado will bring approximately 15 new jobs to Englewood.
- 4700 South Broadway: [The Used Tire Store](#) is now open.
- 3437 South Broadway: [Scented Studio](#) is now open.
- 301 Englewood Parkway: [DartMania](#) is scheduled to open in **August 2017**.

BUILDING NEWS

- On May 12, 2017, seven contractors attended a breakfast meeting. Staff received good feedback on how the Building Division is providing services; how it compares to other communities; and obtained ideas on how to improve services. The Building Division plans to hold these meetings periodically.



Englewood Real Estate Report

Quarter 2 2017

OFFICE

	Englewood	Arapahoe County	Metro Denver
Existing Buildings	129	1,141	5,207
Existing Square Feet	1,831,064	43,043,128	166,371,829
Vacancy Rates	13.6	10.7	11.3
Average Lease Rates	\$19.80	\$22.60	\$25.98
Number of Lease Deals	18	181	637
Leasing Activity Direct (SF)	29,107	512,441	2,039,682
Leasing Activity Sublet (SF)	0	73,692	227,775
Square Footage Delivered	0	49,350	1,108,025

RETAIL

	Englewood	Arapahoe County	Metro Denver
Existing Buildings	328	2,263	10,957
Existing Square Feet	2,691,725	37,778,644	150,490,764
Vacancy Rates	2.9	10.7	11.3
Average Lease Rates	\$21.06	\$16.78	\$25.98
Number of Lease Deals	7	73	277
Leasing Activity Direct (SF)	30,877	176,152	176,152
Leasing Activity Sublet (SF)	0	35,977	51,366
Square Footage Delivered	19,180	27,500	271,922

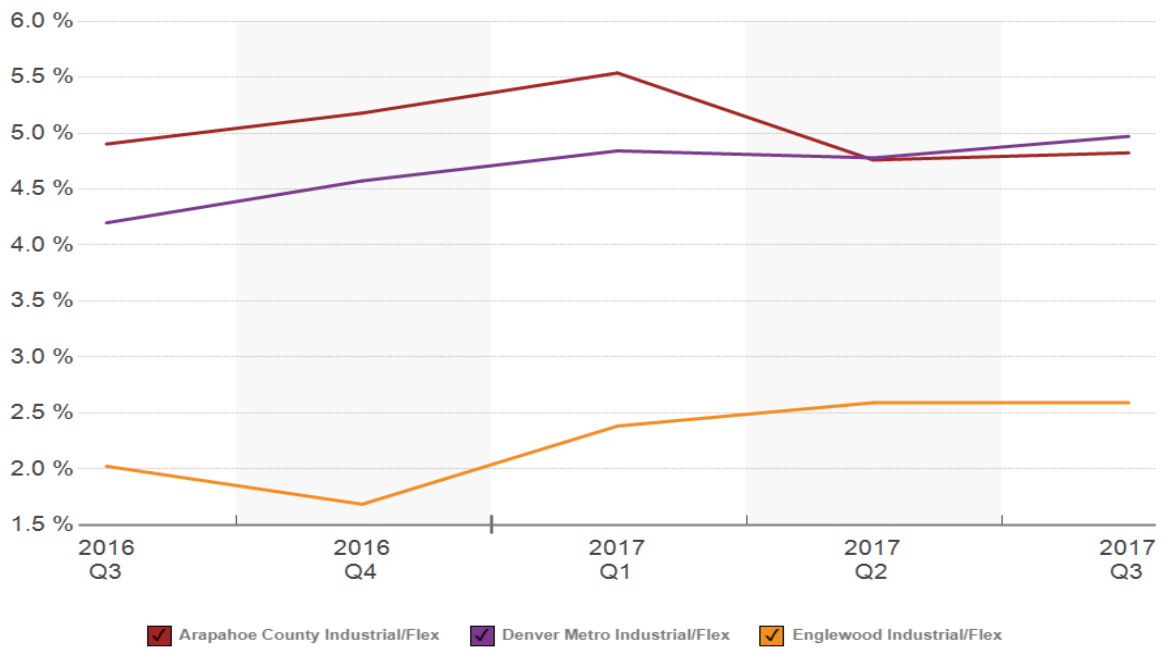
INDUSTRIAL/FLEX

	Englewood	Arapahoe County	Metro Denver
Existing Buildings	480	1,316	7,613
Existing Square Feet	7,908,912	29,094,170	229,069,600
Vacancy Rates	2.6	4.8	4.8
Average Lease Rates	\$8.36	\$9.65	\$7.97
Number of Lease Deals	9	66	268
Leasing Activity Direct (SF)	81,957	258,042	2,386,240
Leasing Activity Sublet (SF)	0	2,117	186,311
Square Footage Delivered	0	0	1,211,735

Industrial/Flex Vacancy Rate

Q3 2016–Present

While Englewood's Industrial / Flex vacancy recently ticked up, the rate is well below 3% and well below the vacancy rate for Metro Denver and Arapahoe County. Leasing activity in this segment is strong with almost 82,000 square feet leased in the quarter.



Recent Englewood Lease Transactions

Tenant	Address	Sq. Ft.
OFFICE		
Colorado Neurological Institute	701 East Hampden Avenue	6,922
Unknown	701 East Hampden Avenue	2,773
Health Management Systems	333 West Hampden	2,543
RETAIL		
Dragon Skill Games	4011-4035 South Broadway	3,000
Unknown	4011-4035 South Broadway	1,655
INDUSTRIAL/FLEX		
Earth Treks	1050 West Hampden	52,000
Unknown	2777 South Tejon	12,000
Unknown	2875-2885 South Santa Fe	10,886

Data Source: CoStar Realty Information, Inc.

The quarterly real estate report presents a snapshot of real estate trends and comparisons to Metro Denver and Arapahoe County.

A searchable listing of available commercial real estate in Englewood is available at www.engagewoodco.gov/doing-business

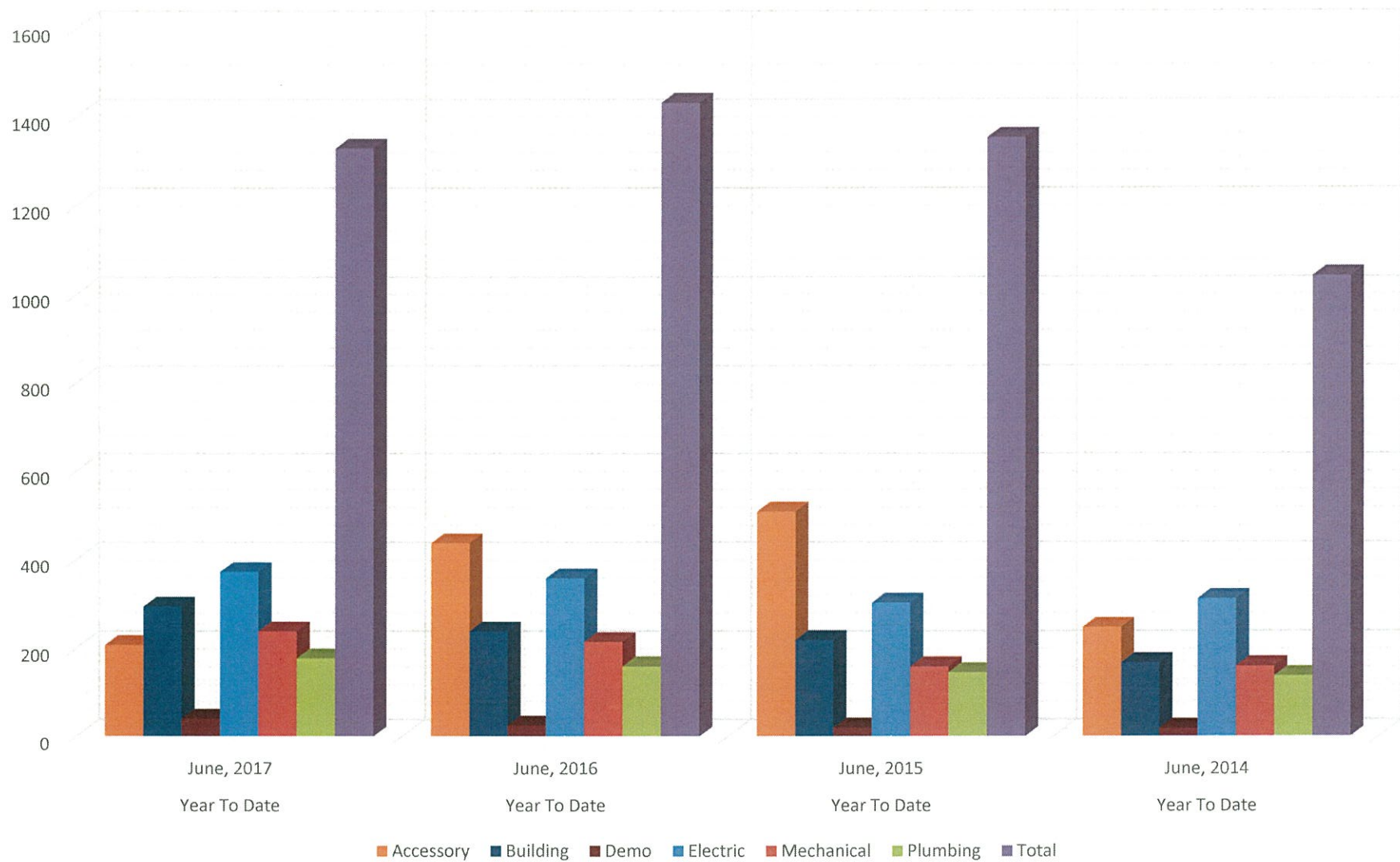
City of Englewood, Colorado
Monthly Report- June 2017

	Number June, 2017	Number June, 2016	Number June, 2015	Number June, 2014	Year To Date June, 2017	Year To Date June, 2016	Year To Date June, 2015	Year To Date June, 2014
Permits								
Accessory	41	104	132	94	207	437	508	247
Building	54	49	52	36	294	238	218	167
Demo	4	3	7	4	40	25	20	18
Electric	80	62	53	66	372	358	303	312
Mechanical	62	42	28	33	238	214	158	159
Plumbing	31	39	21	20	177	159	145	137
Total	272	299	293	253	1328	1431	1352	1040
Inspections								
Building	501	364	393	220	1932	2042	2061	1114
Demo	7	2	n/a	n/a	35	21	n/a	n/a
Electric	213	275	183	182	1228	1541	1224	1036
Mechanical	89	102	76	75	638	640	500	443
Plumbing	135	147	103	121	651	820	673	574
Total	945	890	755	598	4484	5064	4458	3167
Valuation	\$24,687,219	\$4,694,899	\$9,762,939	\$4,145,661	\$53,045,245	\$44,798,328	\$81,068,518	\$52,151,599
Fees								
Licenses	\$11,900	\$11,575	\$12,563	\$13,250	\$68,925	\$65,575	\$58,763	\$53,250
Permit Fees	\$123,298	\$63,051	\$73,253	\$38,328	\$344,316	\$405,549	\$421,048	\$274,091
Plan Ck	\$113,349	\$28,868	\$19,995	\$14,217	\$192,691	\$155,762	\$116,813	\$55,206
Use Tax	\$433,449	\$85,158	\$168,007	\$49,109	\$934,566	\$794,147	\$1,363,068	\$848,791
Total	\$681,996	\$188,652	\$273,818	\$114,904	\$1,540,498	\$1,421,033	\$1,959,692	\$1,231,338

City of Englewood, Colorado

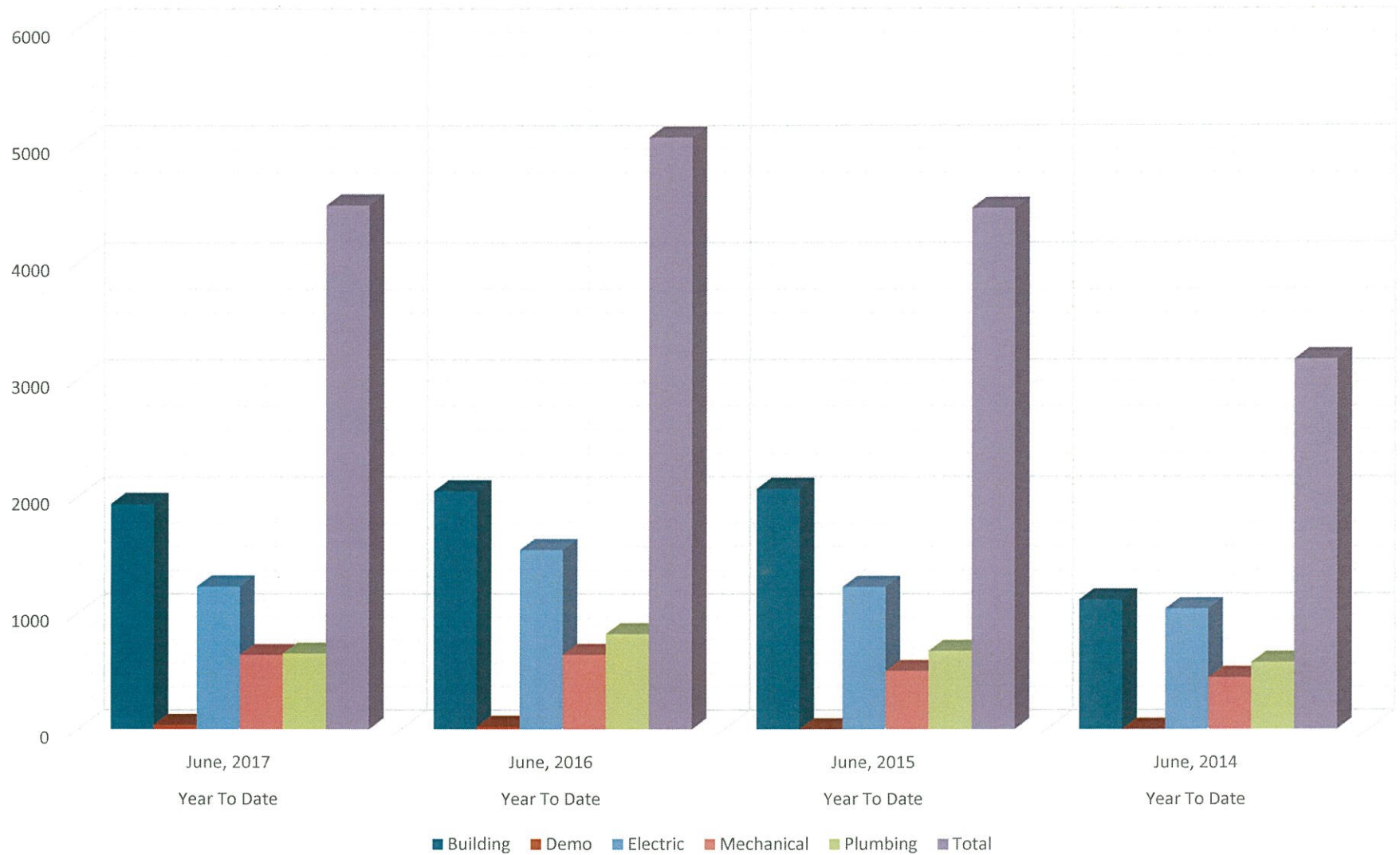
Building Division Monthly Report - June 2017

Permits Issued To Date



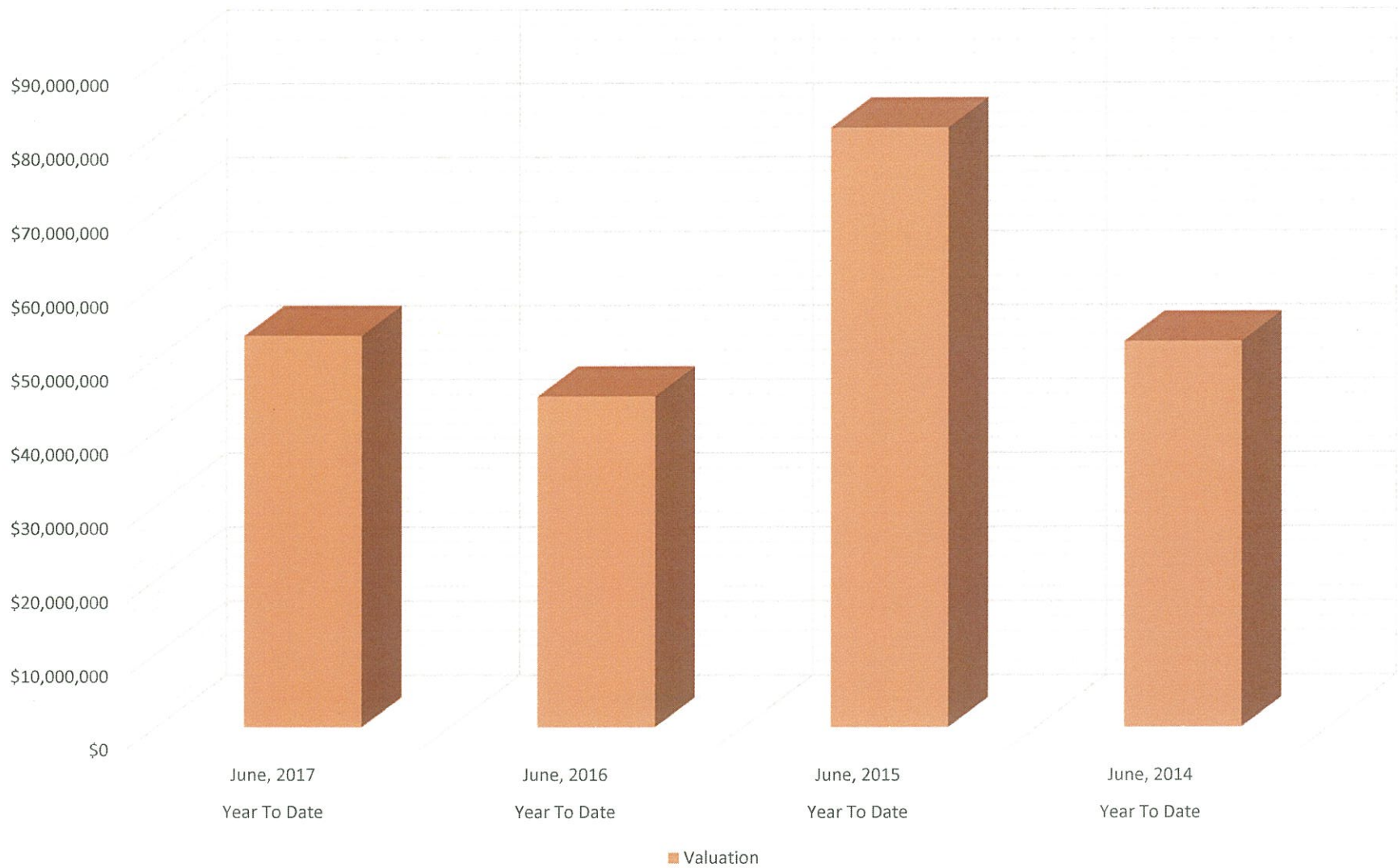
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Building Division Monthly Report - June 2017

Inspections Performed To Date



City of Englewood, Colorado
Building Division Monthly Report - June 2017

Valuation



City of Englewood, Colorado Building Division Monthly Report - June 2017

Fees Collected To Date

